

**Note: The following case(s) is/are included in this ad.**  
**Click on the process number or applicant's name to go directly to the ad.**

<b>Process No.</b>	<b>Applicant Name</b>
<a href="#"><u>03-365</u></a>	<a href="#"><u>ROSINA VILLAVICENCIO</u></a>
<a href="#"><u>03-382</u></a>	<a href="#"><u>ARNOLD &amp; SHELBY PILKINGTON</u></a>
<a href="#"><u>04-059</u></a>	<a href="#"><u>ABC LIQUORS, INC.</u></a>

Applicant: ROSINA VILLAVICENCIO

- (1) Applicant is requesting to permit a swimming pool setback 54' (75' required) from the front (south) property line and setback 8' (20' required) from the interior side (west) property line.
- (2) Applicant is requesting to permit a tennis court setback 8' (20' required/10' previously approved) from the interior side (west) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled "Courthouse," as prepared by Strang Architecture, Inc., consisting of 1 sheet and dated, signed and sealed 1/27/04. Plan may be modified at public hearing.

SUBJECT PROPERTY: Lot 6, Block 18 of SOUTHWOOD, FIRST ADDITION, Plat book 68, Page 55.

LOCATION: 8305 S.W. 162 Street, Village of Palmetto Bay, Florida.

SIZE OF PROPERTY: 0.43 Acre

PRESENT ZONING: EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

HEARING NO. 04-6-VPB-2 (03-382)

25-55-40  
VPB

APPLICANTS: ARNOLD & SHELBY PILKINGTON

Applicant is requesting approval to permit a single family residence setback 4.9' (5' required) from the interior side (west) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Paradise Point Lot 6, Block 1," as prepared by BGA Design Group, consisting of 6 sheets, dated signed and sealed 3/12/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 6, Block 1, PARADISE POINT 1<sup>ST</sup> AMENDMENT, Plat book 156, Page 33.

LOCATION: 5840 Paradise Point Drive, Village of Palmetto Bay, Florida.

SIZE OF PROPERTY: 0.12 Acre

PRESENT ZONING: RU-4A (Apartments 50 units/net acre, hotel/motel 75 units/net acre)

APPLICANT: ABC LIQUORS, INC.

Applicant is requesting to permit a liquor package store with sales of alcoholic beverages on Sundays (not permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of this request may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

SUBJECT PROPERTY: PARCEL 1: A portion of the south ½ of the SW ¼ of the SE ¼ of Section 21, Township 55 South, Range 40 East, and being more particularly described as follows:

Begin at the intersection of the E/ly right-of-way line of U. S. Highway No. 1 with the north line of the south ½ of the SW ¼ of the SE ¼ of Section 21, Township 55 South, Range 40 East; thence run S89°56'26"E, along the said north line of the south ½ of the SW ¼ of the SE ¼ of Section 21, for 438.91'; thence run S24°21'56"W, parallel to the said E/ly right-of-way line of U. S. Highway No. 1 for 702.64'; thence run due west, parallel to and 25' north of the south line of the south ½ of the SW ¼ of the SE ¼ of Section 21, for 21.96'; thence run N24°21'56"E for 153.69'; thence run due west for 203.08'; thence run S24°21'56"W for 153.69'; thence run due west, parallel to and 25' north of the south line of the south ½ of the SW ¼ of the SE ¼ of Section 21, for 49.4'; thence run N24°21'56"E for 355.67'; thence run N65°38'4"W for 150'; thence run N24°21'56"E, along the said E/ly right-of-way line of U. S. Highway No. 1 (being parallel to and 166' SE/ly of the centerline of the Florida East Coast Railroad right-of-way) for 279.53' for the Point of beginning. Subject to a non-exclusive easement for ingress and egress over a portion of the above-described Parcel 1, which easement area is more particularly described as follows: Commencing at the intersection of the E/ly right-of-way line of the U. S. Highway No. 1 with the north line of the south ½ of the SW ¼ of the SE ¼ of Section 21, Township 55 South, Range 40 East; thence run S89°56'26"E along the said north line of the south ½ of the SW ¼ of the SE ¼ of Section 21 for 438.91'; thence run S24°21'56"W parallel to the said E/ly right-of-way line of the U. S. Highway No. 1 for 702.654'; thence run due west, parallel to and 25' north of the south line of the south ½ of the SW ¼ of the SE ¼ of Section 21 for 274.44'; thence run N24°21'56"E for 153.69' to the Point of beginning of the parcel of land herein described; thence from the above established Point of beginning, continue N24°21'56"E for 201.98'; thence run S65°38'4"E for 30'; thence run S24°21'56"W for 188.39'; thence run due west for 32.93' to the Point of beginning. AND: PARCEL II: Tract "D", Block 9, BUSINESS ADDITION TO LAUREL HILL PARK, Plat book 82, Page 57.

LOCATION: 15051 S. Dixie Highway, Village of Palmetto Bay, Florida.

SIZE OF PROPERTY: 5.36 Acres

PRESENT ZONING: BU-1A (Business – Limited)  
BU-3 (Business – Liberal)